

An aerial photograph of a coastal area. On the left, there is a shoreline with dense green vegetation and some buildings. A large, dark blue body of water, possibly a bay or a large pond, is situated in the center. To the right of this water body is a long, narrow strip of land or a peninsula, also covered in vegetation. The right side of the image shows a vast expanse of deep blue ocean water.

Scituate Community Preservation Committee Annual Meeting

October 2021

The State of CPA Today

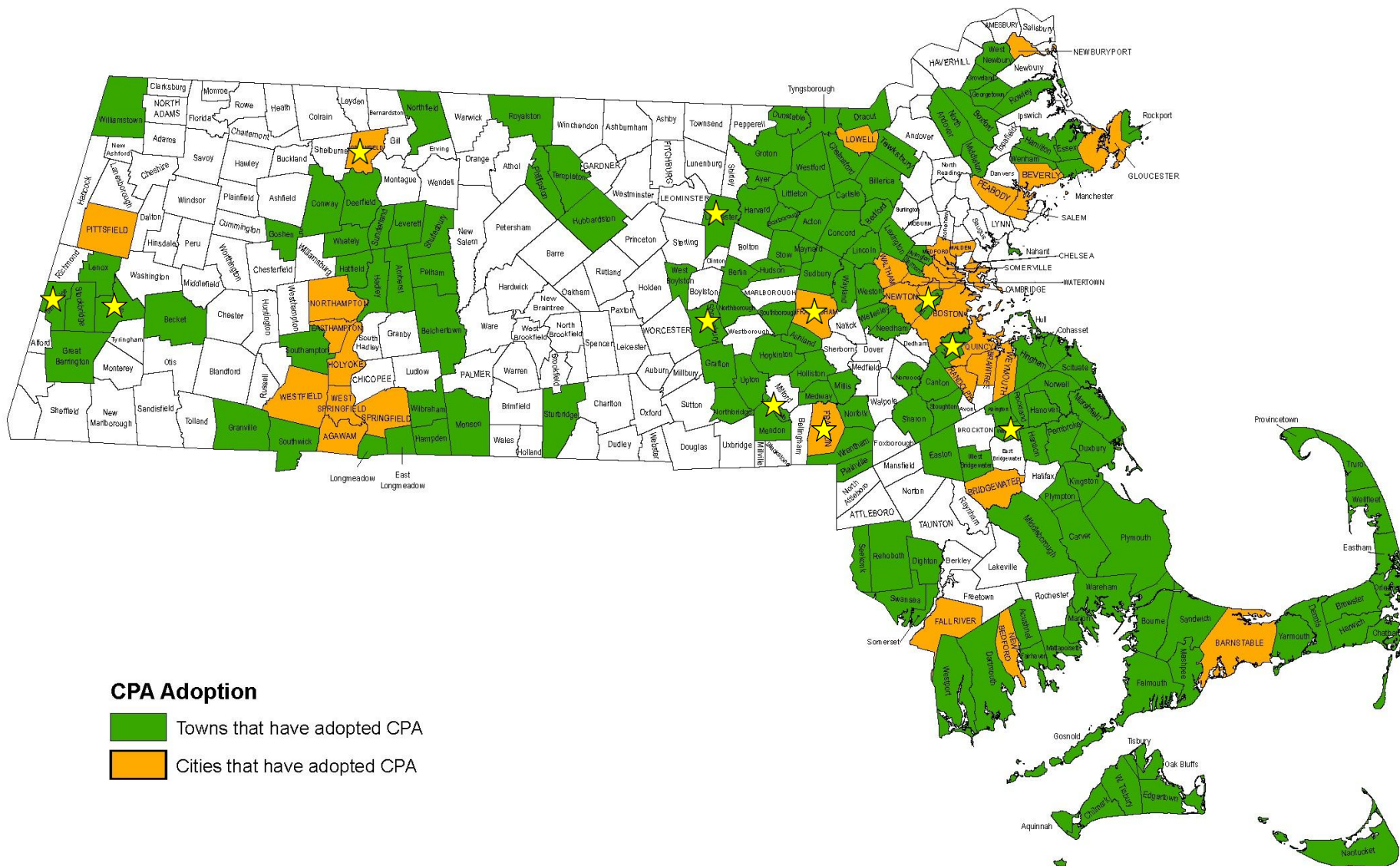
Total of **187** Cities and Towns

53% of municipalities

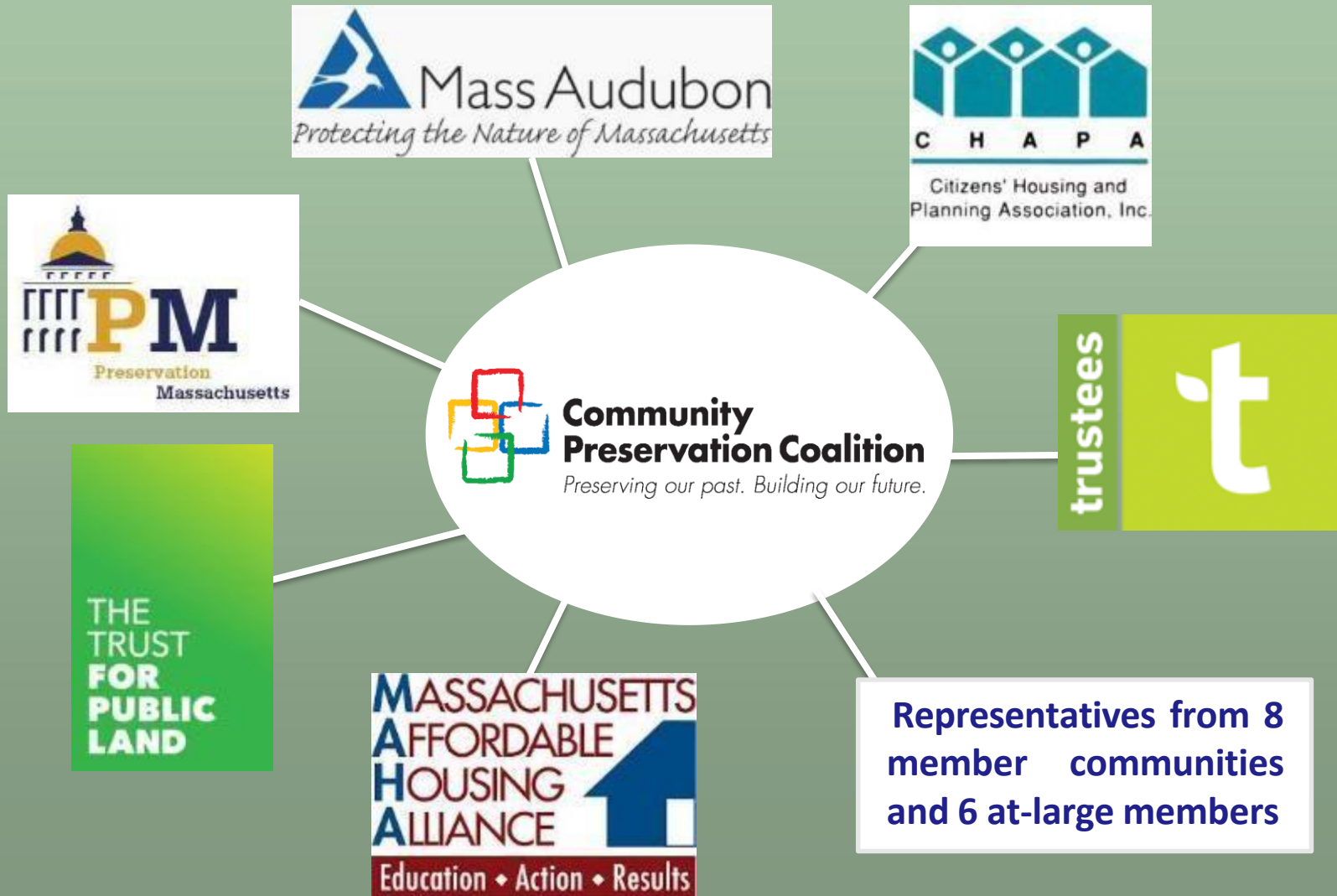
65% of Massachusetts residents

0 communities have revoked

187 CPA Communities



The Community Preservation Coalition



Coalition Services

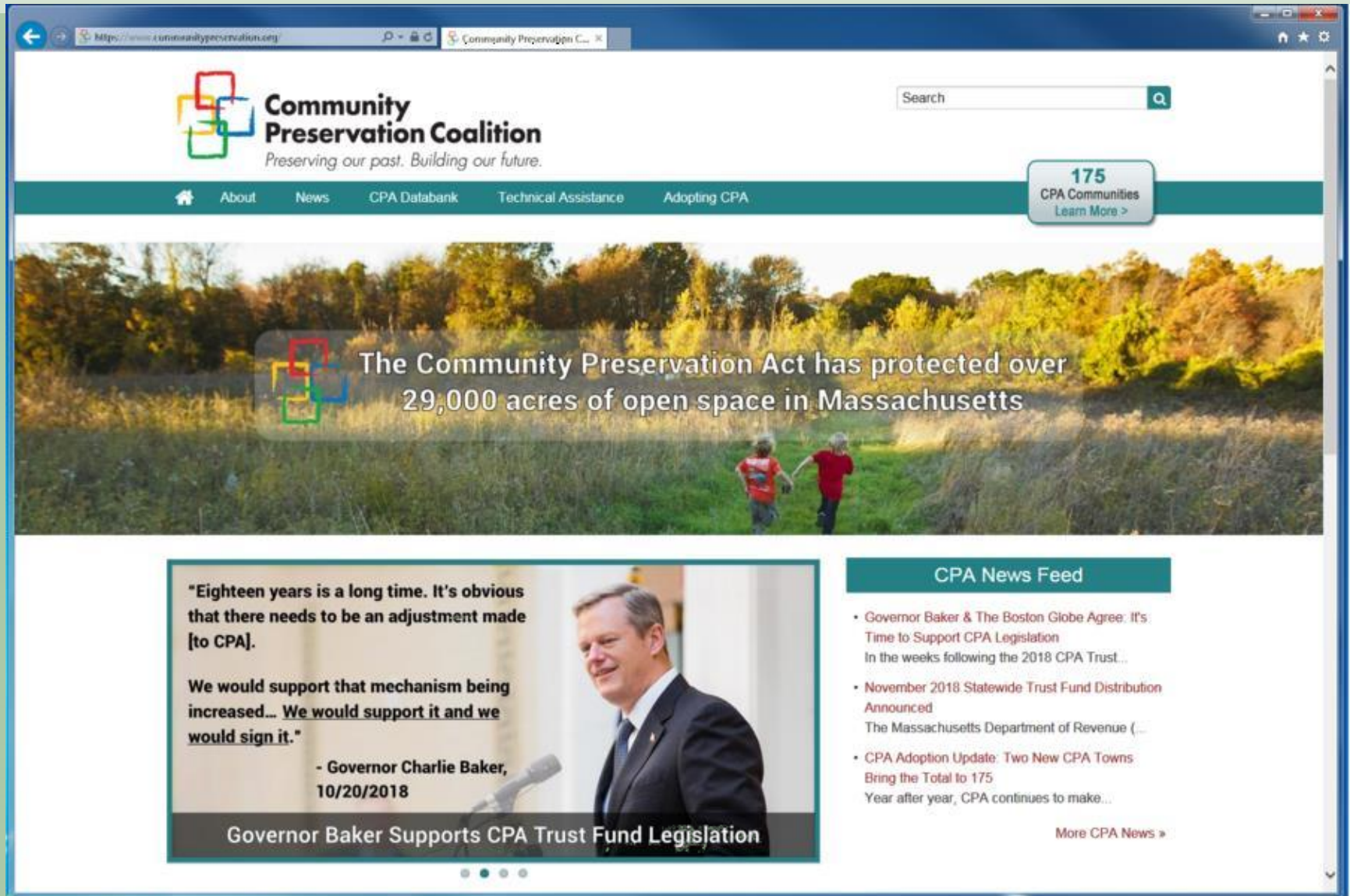
- Technical assistance
- Website
- Email newsletter & bulletins
- CPA advocacy and legislation
- Ballot measures (adoption, changes)
- Training for CPC members

Supported by membership dues from CPA communities



The Coalition Website

www.communitypreservation.org




The screenshot shows the homepage of the Community Preservation Coalition website. The browser address bar displays the URL <https://www.communitypreservation.org/>. The website header features the logo on the left, a search bar on the right, and a navigation menu with links to About, News, CPA Databank, Technical Assistance, and Adopting CPA. A badge on the right of the navigation bar indicates "175 CPA Communities" with a "Learn More >" link. Below the header is a large banner image of a field with trees in the background and two children in the foreground. Overlaid on the banner is the text: "The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts". Below the banner, there are two main content areas. The left area features a quote from Governor Charlie Baker, dated 10/20/2018, with a photo of him. The right area is titled "CPA News Feed" and contains a list of recent news items. At the bottom of the news feed is a link to "More CPA News >".

Community Preservation Coalition
Preserving our past. Building our future.

Search

175
CPA Communities
[Learn More >](#)

 The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts

"Eighteen years is a long time. It's obvious that there needs to be an adjustment made [to CPA].

We would support that mechanism being increased... We would support it and we would sign it."

- Governor Charlie Baker, 10/20/2018

Governor Baker Supports CPA Trust Fund Legislation

CPA News Feed

- **Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation**
In the weeks following the 2018 CPA Trust...
- **November 2018 Statewide Trust Fund Distribution Announced**
The Massachusetts Department of Revenue (...)
- **CPA Adoption Update: Two New CPA Towns Bring the Total to 175**
Year after year, CPA continues to make...

[More CPA News >](#)

CPA by the Numbers

(through end of FY2020)

- Over 12,800 projects approved & \$2.5 billion raised -



HISTORIC PRESERVATION: 5,800 appropriations made



OPEN SPACE: 31,861 acres preserved



OUTDOOR RECREATION: 2,700 projects funded



AFFORDABLE HOUSING: 20,000 units created or supported

Scituate CPA by the Numbers

(Through FY2021)

- 177 projects approved & \$28.5 Million raised -



HISTORIC PRESERVATION: \$4.3M ,77 appropriations made



OPEN SPACE: \$7.1M, 26 Projects, 400 acres preserved



OUTDOOR RECREATION: \$14.8M, 51 projects funded



AFFORDABLE HOUSING: \$4.2M, 23 projects funded

Scituate CPA Revenue

| Fiscal Year | Local Surcharge | Total Trust Fund Distribution | Total Revenue |
|--------------|-----------------|-------------------------------|----------------------|
| 2002 | | | \$ - |
| 2003 | \$ 632,644 | | \$ 632,644 |
| 2004 | \$ 686,222 | \$ 632,644 | \$ 1,318,866 |
| 2005 | \$ 721,362 | \$ 686,222 | \$ 1,407,584 |
| 2006 | \$ 785,869 | \$ 721,362 | \$ 1,507,231 |
| 2007 | \$ 843,940 | \$ 785,869 | \$ 1,629,809 |
| 2008 | \$ 937,589 | \$ 843,940 | \$ 1,781,529 |
| 2009 | \$ 968,068 | \$ 683,297 | \$ 1,651,365 |
| 2010 | \$ 988,238 | \$ 376,762 | \$ 1,365,000 |
| 2011 | \$ 1,007,381 | \$ 299,907 | \$ 1,307,288 |
| 2012 | \$ 1,078,786 | \$ 299,740 | \$ 1,378,526 |
| 2013 | \$ 1,113,931 | \$ 321,562 | \$ 1,435,493 |
| 2014 | \$ 1,164,044 | \$ 648,377 | \$ 1,812,421 |
| 2015 | \$ 1,201,962 | \$ 407,734 | \$ 1,609,696 |
| 2016 | \$ 1,364,597 | \$ 396,304 | \$ 1,760,901 |
| 2017 | \$ 1,438,709 | \$ 310,246 | \$ 1,748,955 |
| 2018 | \$ 1,494,185 | \$ 273,119 | \$ 1,767,304 |
| 2019 | \$ 1,554,626 | \$ 320,322 | \$ 1,874,948 |
| 2020 | \$ 1,592,536 | \$ 417,101 | \$ 2,009,637 |
| 2021 | \$ - | \$ 513,095 | \$ 513,095 |
| TOTAL | | \$ 8,937,603 | \$ 28,512,292 |

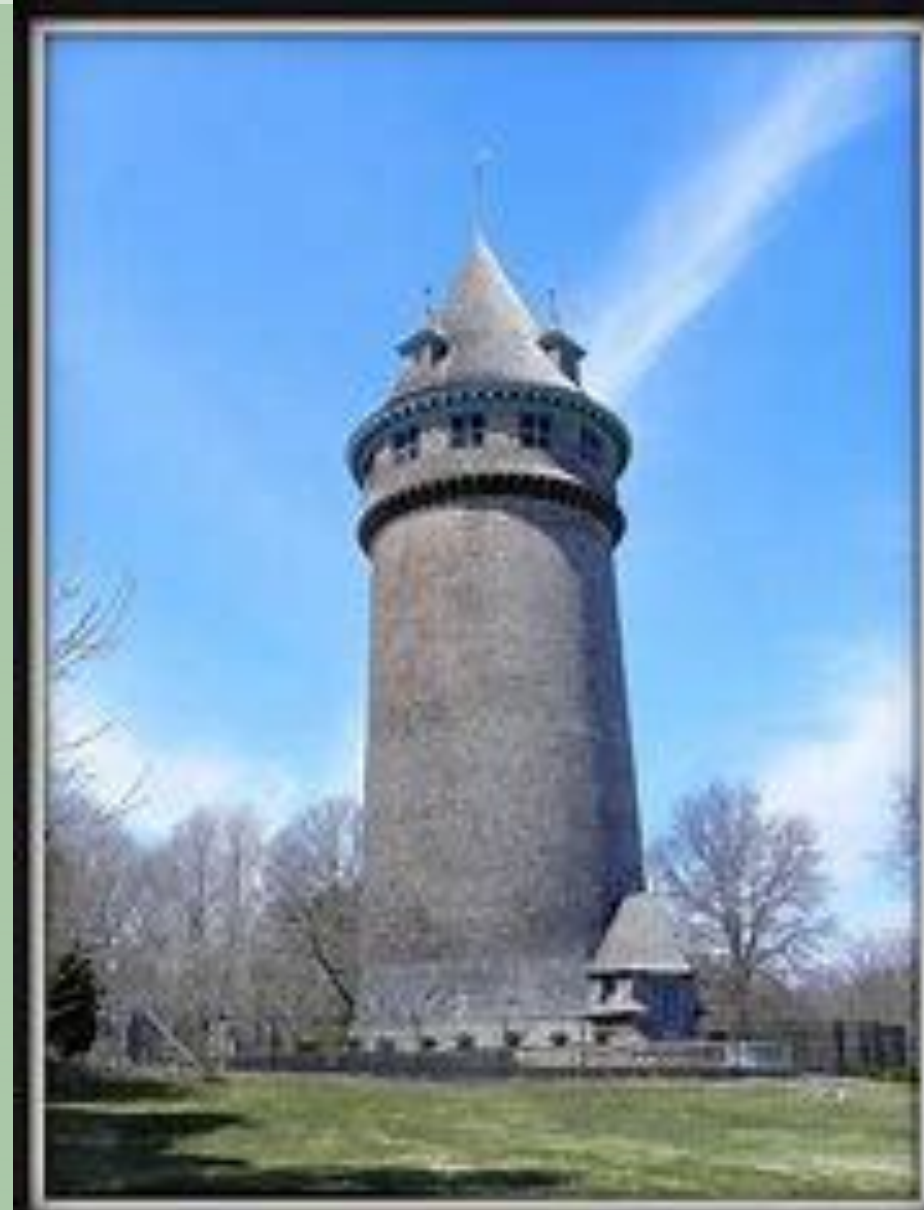
The Community Preservation Committee



Committee Composition

Created by Bylaw/Ordinance

- 5 Statutory Members
 - Conservation Commission
 - Planning Board
 - Housing Authority
 - Recreation Commission
 - Historic Commission
- Up to 4 At-Large Members



CPA Revenue Sources

- Local Surcharge Revenue (up to 3% property tax surcharge)
- Annual Trust Fund Distribution
- Interest



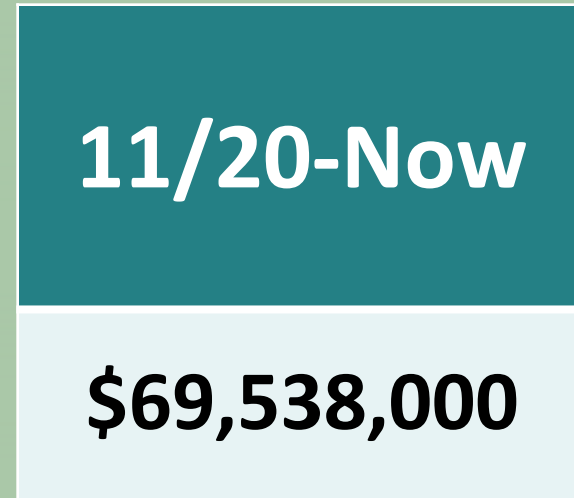
The Statewide CPA Trust Fund

- Guaranteed annual disbursement each November
- Administered by the Department of Revenue (DOR)
- Funds come from fees charged on documents filed at the Registries of Deeds (\$50 and \$25 as of December 31st, 2019)
- November 2020 base match was 28.6% of what communities raised at the local level
- Future looks bright – DOR has estimated a 32.3% match for November 2021

CPA Trust Fund Revenue



**12 Months
with Old Fee
Structure**



**10 Months
with New Fee
Structure**

CPA Annual Budget

Required minimum spending (or reserve):

- 10% of total revenue for housing projects
- 10% for historic projects
- 10% for open space projects

Optional:

- Balance goes in a “budgeted reserve”
- Most recreation project funded by “Undesignated fund”
- Up to 5% for administrative expenses
- Appropriations for new CPA projects

CPC Administrative Account

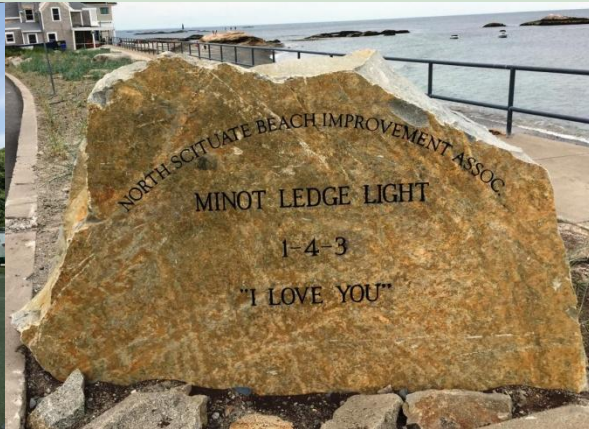
- CPC can request up to 5% of estimated revenues for expenses to run CPC
- Unspent balance returned to undesignated fund at end of each Fiscal Year
- For CPC expenses only, not reimbursements to other municipal departments or to pay other municipal staff

Administrative Account

Common Uses

- Hire new staff for administrative assistance
- Professional help: Appraisals, consultants, legal assistance, general studies
- Due diligence on project recommendations
- Newspaper ads for public hearing
- Misc. expenses

Spending CPA Funds



What is Eligible for CPA Funds?

CPA Allowable Uses Chart

| | Open Space | Historic | Recreation | Housing |
|------------------------------------|---|----------|------------|---|
| Acquire | Yes | Yes | Yes | Yes |
| Create | Yes | - | Yes | Yes |
| Preserve | Yes | Yes | Yes | Yes |
| Support | - | - | - | Yes |
| Rehabilitate and/or Restore | Yes – if acquired or created w/CPA \$\$ | Yes | Yes | Yes – if acquired or created w/CPA \$\$ |

Who is Eligible for CPA Funds?

Yes

- Government entity
- 501c3 nonprofit

Caution

- Non-incorporated entities
- Individual homeowners

How do CPA Projects Happen?

Project proponents submit applications to Community Preservation Committee (CPC)



CPC reviews projects, gets input



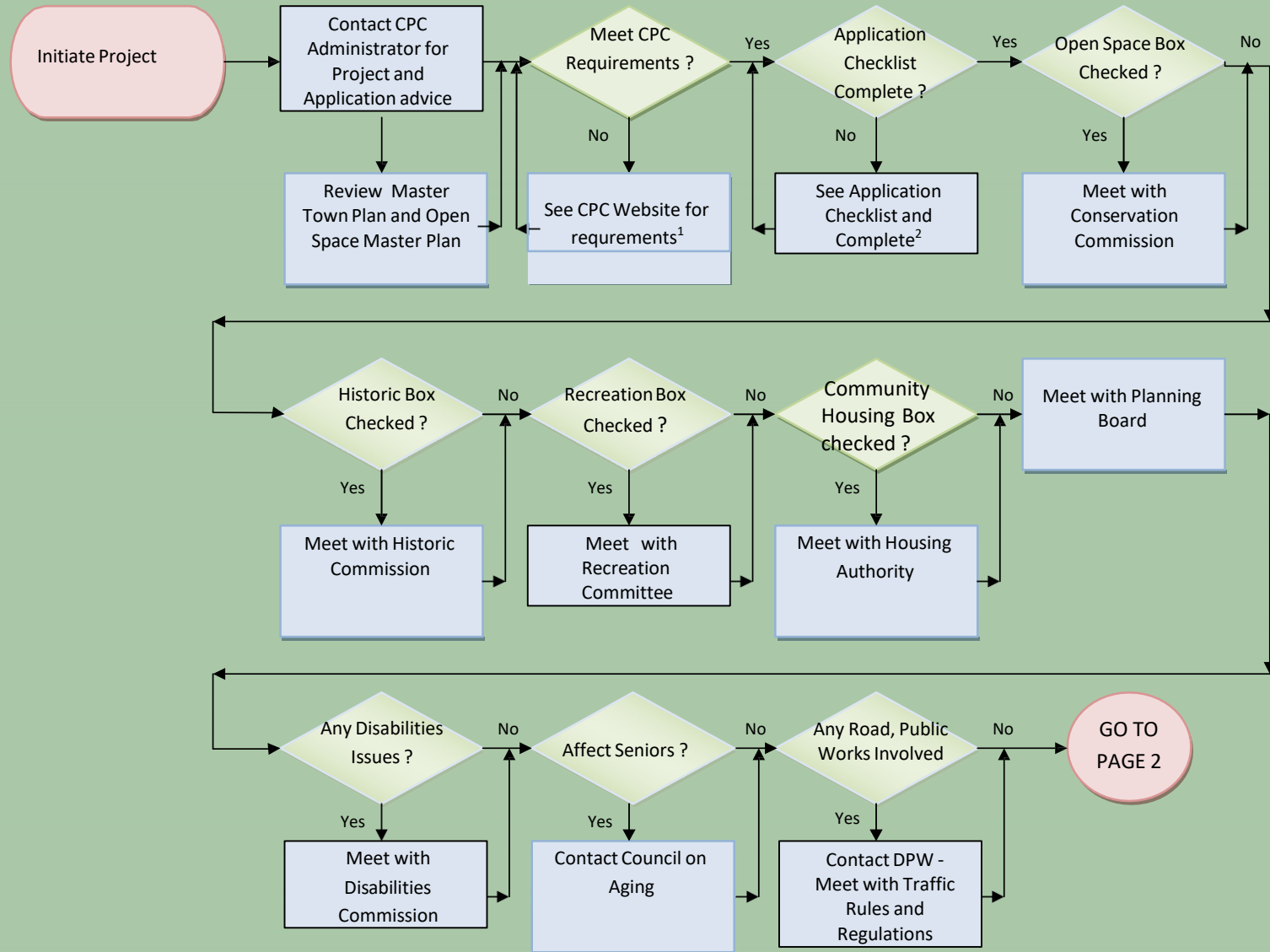
CPC recommends list of projects to Town Meeting



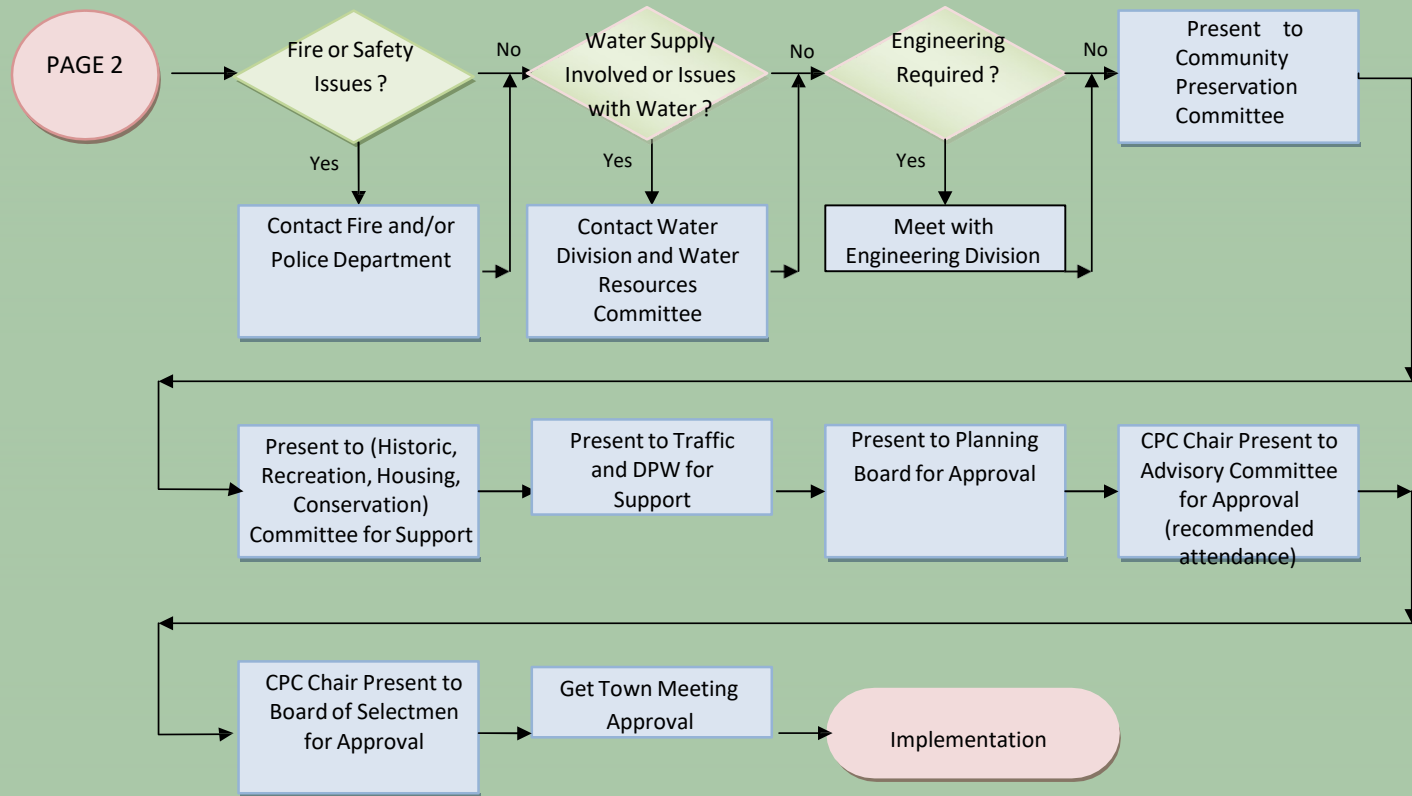
Majority vote at Town Meeting required for each project to get CPA \$\$\$



Recommended CPC Approval Process – Page 1 of 2



Recommended CPC Approval Process – Page 2 of 2



Final Decision is with Vote at Town Meeting

- Approve recommendations of CPC
- Reject recommendations of CPC
- Reduce amount recommended by CPC
- Reserve amount recommended by CPC to applicable reserve account, rather than approving the project (rarely used)

CPA Spending Rules

- No supplanting general municipal revenue
- No maintenance or operating expenses
- Recreation – Outdoor projects only
- Land Purchases – Must file permanent restriction with the state, held by 3rd party
- You can pay for CPA projects with bonds issued against future CPA Revenue

Most Popular Uses of CPA Funds

- Restoration of historic municipal buildings
- Adaptive Reuse of Historic Buildings
- Preserving Historic Documents and Artifacts
- Grants to non-profit community groups (typically with a preservation easement)
- Playgrounds and Athletic Fields
- Off Road Walking and Biking Trails
- Parks
- Community Gardens
- Housing for Veterans
- Adaptive Reuse of Existing Buildings
- Meeting Specialized Community Needs
- Community Involvement and Non-profit Partnerships e.g. Habitat for Humanity

Scituate Projects 2003-2021

OPEN SPACE PRESERVATION

- ❖ Moncy Properties/Clapp Road (44 acres)
- ❖ Appleton Field/South Swamp (10 acres)
- ❖ Clapp Road/Cedar Street/South Swamp (8.45 acres)
- ❖ Litchfield Property/Clapp Road (39.73 acres)
- ❖ Hennessy Property/Clapp Road (20.6 acres)
- ❖ Bjorklund Property/Bates Lane (7.55 acres)
- ❖ Wheelwright Property/Bates Lane (47.6 acres)
- ❖ Mirachi Property/Scituate Reservoir (5 acres)
- ❖ Crosbie Property/Clapp Road (48 acres)
- ❖ Hubbell Preserve/No. Scituate-Minot (16.26 acres)
- ❖ Higgins-MacAllister Property (31 acres)
- ❖ Nicholas Wade Preserve (30.5 acres)
- ❖ Lind Property (6 acres)
- ❖ Sieminski Property (4.1 acres)
- ❖ Damon Memorial Preserve (37.7 acres) Maxwell Trust Property (26.8 acres)
- ❖ *23 Sunset Road, 1st Cliff (4.76 acres) - pending*

Scituate Projects 2003-2021

HISTORIC PRESERVATION

- ❖ Fish Ladder Preservation/North Scituate
- ❖ Survey of 14 Burial Sites for Preservation
- ❖ National Register Listing of Historic Burial Sites
- ❖ Bates Family Gravestone Preservation
- ❖ WPA Building Renovation
- ❖ Lawson Tower Repairs and Bells Restoration
- ❖ Stockbridge Grist Mill Restoration
- ❖ Mossing Shed Restoration & Relocation
- ❖ Lighthouse Seawall Site Preservation
- ❖ Old Oaken Bucket House Repair/Enhancements
- ❖ Tercentenary Markers & Historic Plaques Restoration
- ❖ Historic Plaques Restoration (several locations)
- ❖ Scituate Lighthouse Boardwalk
- ❖ Preservation of Lighthouse Journals & Logbook
- ❖ Bailey-Ellis House National Register Listing
- ❖ Bailey-Ellis House Repairs & Restoration
- ❖ Town & Library Archives Preservation/Restoration
- ❖ Stockbridge Grain Chest, Documents & Photo Preservation
- ❖ Civil War Books Restoration
- ❖ Mass Humane Society Boathouse Roof
- ❖ Local Historic Structures Survey
- ❖ Bates House Purchase
- ❖ Cudworth House Repairs
- ❖ GAR Hall Restoration
- ❖ Restoration of North Scituate Train Canopy
- ❖ Little Red Schoolhouse Renovation & Roof Repair
- ❖ Baptist Church His Registry & Records Preservation
- ❖ Whitworth Cannon Restoration
- ❖ Union Chapel Antique Window Preservation
- ❖ Chief Justice Cushing's Shay Restoration
- ❖ Marquis de Lafayette's Carriage Restoration
- ❖ Lawson Gate Pillars Restoration
- ❖ Lighthouse Seawall/Revetment Repair
- ❖ Little Red Schoolhouse Archive Improvements
- ❖ Life Saving Station Restoration/Marine Park
- ❖ Historic Survey & Planning
- ❖ Mann House Roof
- ❖ North River Shipyard Markers
- ❖ Scituate Mile Markers
- ❖ 1924 Scituate Fire Truck Restoration
- ❖ *Mordecai Lincoln Property (5 acres) - pending*

Scituate Projects 2003-2021

RECREATION-OPEN SPACE

- ❖ Town Field Study
- ❖ Athletic Fields & Track Project
- ❖ Central Park Fields Rehabilitation
- ❖ Cushing Field Multi-Use Athletic Field
- ❖ Tennis Courts Improvements/Gates School
- ❖ Seaside Community Playground/No. Scituate
- ❖ Hatherly School Playground/Soccer/Lacrosse Field
- ❖ Cushing Elementary School Playground
- ❖ Wampatuck Elementary School Playground
- ❖ Marine Park Trails, Boardwalk/1st Cliff
- ❖ Gannett Road Bike Path
- ❖ Driftway Coastal Access Pedestrian & Bike Trail
- ❖ Scituate “Harbor Walk” Project
- ❖ Historic Trail Map & Website
- ❖ Country Way Multi-Use Trail
- ❖ Tilden Multi-Use Trail
- ❖ Ryan Flannery Athletic Field/Hatherly School
- ❖ Community Basketball Courts
- ❖ Roach Field Parking Lot Improvements
- ❖ PJ Steverman Skate Park Renovation
- ❖ Basketball Court Improvements
- ❖ Trails Mapping & Parking Access
- ❖ Egypt Park Community Park
- ❖ Minot Beach Pocket Park
- ❖ Driftway Dog Park
- ❖ Lighthouse Benches & Trash Receptacles
- ❖ Cole Parkway Bandstand & Benches
- ❖ Beach Mats & Boardwalks
- ❖ No Scituate Beach Nourishment Engineering
- ❖ Teak Sherman Community Garden Enhancements
- ❖ Sailing Fleet Restoration Project
- ❖ Library Grounds Study

Scituate Projects 2003-2021

COMMUNITY HOUSING

- ❖ Lawson Green Affordable Housing
- ❖ Affordable Housing Plan
- ❖ Housing Authority Initiative
- ❖ Elderly Housing Study
- ❖ Affordable Housing Trust Funding
- ❖ Central Park Housing Cupola & Roof Restoration
- ❖ Central Park Housing Window Replacement

Thank You

Scituate Community Preservation Committee

Dan Fennelly, Chair

Skyler Chick, Vice Chair

Suzanne Brennan, At Large

Ann Burbine, Planning Board

Jill Caffrey, Housing Authority

Mike Connor, Rec. Commission

Penny Scott-Pipes, Conservation

Doug Smith, Historic Commission

Meg Stillman, At Large



<https://www.scituatema.gov/community-preservation-committee>